

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Registration Form**

**1. Name of Property**

historic name N/A

other names/site number Old Webster Historic District [preferred]

**2. Location**

street & number An area roughly bounded by Allen Avenue, Elm Avenue, West Lockwood Avenue and the Missouri Pacific Railroad tracks [N/A] not for publication

city or town Webster Groves [N/A] vicinity

state Missouri code MO county St. Louis code 189 zip code 63119

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally.  
( See continuation sheet for additional comments [ ].)

*Mark A. Miles*

*06/16/04*

Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property [X] meets [ ] does not meet the National Register criteria.  
( See continuation sheet for additional comments [ ].)

Signature of certifying official/Title Date

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

Signature of the Keeper

Date

[ ] entered in the National Register.

See continuation sheet [ ]

[ ] determined eligible for the  
National Register.

See continuation sheet [ ].

[ ] determined not eligible for the  
National Register.

[ ] removed from the National  
Register.

[ ] other, (explain:)

See continuation sheet [ ].

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**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	26	6	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	26	6	Total

Name of related multiple property listing.

N/A

Number of contributing resources  
previously listed in the National Register.

3

**6. Function or Use**

**Historic Functions**

COMMERCE/TRADE/specialty store  
COMMERCE/TRADE/professional  
DOMESTIC/single dwelling  
GOVERNMENT/post office

**Current Functions**

COMMERCE/TRADE/specialty store  
COMMERCE/TRADE/professional  
COMMERCE/TRADE/business  
COMMERCE/TRADE/financial institution

**7. Description**

**Architectural Classification**

LATE VICTORIAN/Queen Anne  
LATE VICTORIAN/Italianate  
Other: One-Part Commercial Block  
Other: Two Part Commercial Block  
 See continuation sheet [x].

**Materials**

foundation stone  
 walls brick  
 roof asphalt  
 other \_\_\_\_\_  
 See continuation sheet [x].

**Narrative Description**

See continuation sheet [x].

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**8. Statement of Significance****Applicable National Register Criteria**

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References****Bibliography**

See continuation sheet [x]

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

# \_\_\_\_\_

☐ recorded by Historic American Engineering Record

# \_\_\_\_\_

**Areas of Significance**

Commerce

Government

Community Planning and Development

Architecture

**Period of Significance**

ca. 1860- ca. 1930

**Significant Dates**

ca. 1860

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect(s)**

Ames, H. C.

Bopp, Theodore

Klipstein & Rathman

Groves, Albert B.

Timlin, L. R.

Helpfensteller, Hirsch & Watson

Lawler, Edward

**Primary location of additional data:**

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☒ Other:

Name of repository:

Webster Groves Historical Society, Webster Groves,  
Missouri

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**10. Geographical Data****Acreage of Property** approximately 9.6 acres**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	729930	4275080	15	730040	4275120
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	730240	4274940	15	730220	4274890

[x] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Becky L. Snider, Ph.D.  
organization Becky L. Snider Consulting LLC date February 2004  
street & number 507 South Garth Avenue telephone 573 256-1105  
city or town Columbia state Missouri zip code 65203

**Additional Documentation****Submit the following items with the completed form:****Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

(Check with the SHPO or FOP for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FOP.)

name see continuation sheet  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**6. Function or Use, continued**

**Historic Functions**

COMMERCE/TRADE/business  
COMMERCE/TRADE/restaurant  
FUNERARY/mortuary  
HEALTH CARE/medical business/office  
COMMERCE/TRADE/financial institution  
GOVERNMENT/fire station  
GOVERNMENT/city hall  
RELIGION/religious facility  
TRANSPORTATION/rail-related

**Current Functions**

VACANT/not in use  
COMMERCE/TRADE/restaurant  
RELIGION/religious facility  
HEALTH CARE/medical business/office  
FUNERARY/mortuary

**7. Description continued.**

**Architectural Classification continued.**

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Beaux Arts  
LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Mission/Spanish Revival  
MODERN MOVEMENT/Art Deco

**Materials, continued.**

foundation: concrete block  
concrete

walls: vinyl  
aluminum  
cast iron

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**Description, continued.**

**Summary:**

The Old Webster Historic District in Webster Groves, St. Louis County, Missouri consists of several blocks of primarily commercial properties, covering approximately 9.6 acres. The district is located in downtown Webster Groves and is roughly bounded by the Union Pacific Railroad tracks on the north, West Lockwood Avenue on the south, Allen Avenue on the west and Elm Avenue on the east. Buildings in the district are located on West Lockwood Avenue, North Gore Avenue and Glencoe Avenue. The Old Webster Historic District abuts the Marshall Place Historic District on the north and the Central Webster Historic District on the south; both of which are predominately residential districts.

The boundaries of the Old Webster Historic District encompass the intact blocks of the original commercial area of Webster Groves. (See Figure One.) The majority of buildings in the district are commercial buildings, but there are also three nineteenth century residences, a church and a depot within the district boundaries. Two of the three residences have been converted to commercial use. Altogether, there are 35 buildings in the district, 26 of which are contributing. Three buildings in the district are already listed on the National Register. Contributing buildings in the district date from ca. 1860 to ca. 1930.

Overall, the buildings of the Old Webster Historic District exhibit a good cross section of construction dates, building types and architectural styles. The buildings in the district range from small vernacular commercial buildings to antebellum mansions and large, high style, architect-designed buildings. As a group, the buildings of the district are representative of the development of commercial architecture in Webster Groves.

**Elaboration:**

The Old Webster Historic District is located in the earliest platted section of Webster Groves and contains commercial, public and residential buildings constructed in the late nineteenth and early twentieth century. Settlement of the area began in the 1840s and Webster Groves, a subdivision carved out of a portion of John Marshall's plantation was laid out in 1860. The city of Webster Groves was officially incorporated in 1896. Buildings in the Old Webster Historic District are located in the Webster Groves Subdivision, Avery's Addition and Mary Gore's Subdivision. The topography of the district is generally flat with a gentle slope upwards to the north.

The buildings in the Old Webster Historic District reflect general trends in the architectural and commercial development of Webster Groves. The commercial buildings in the district span the spectrum from simple one-story vernacular buildings with little or no architectural styling to multi-story, high-style, architect-designed buildings.

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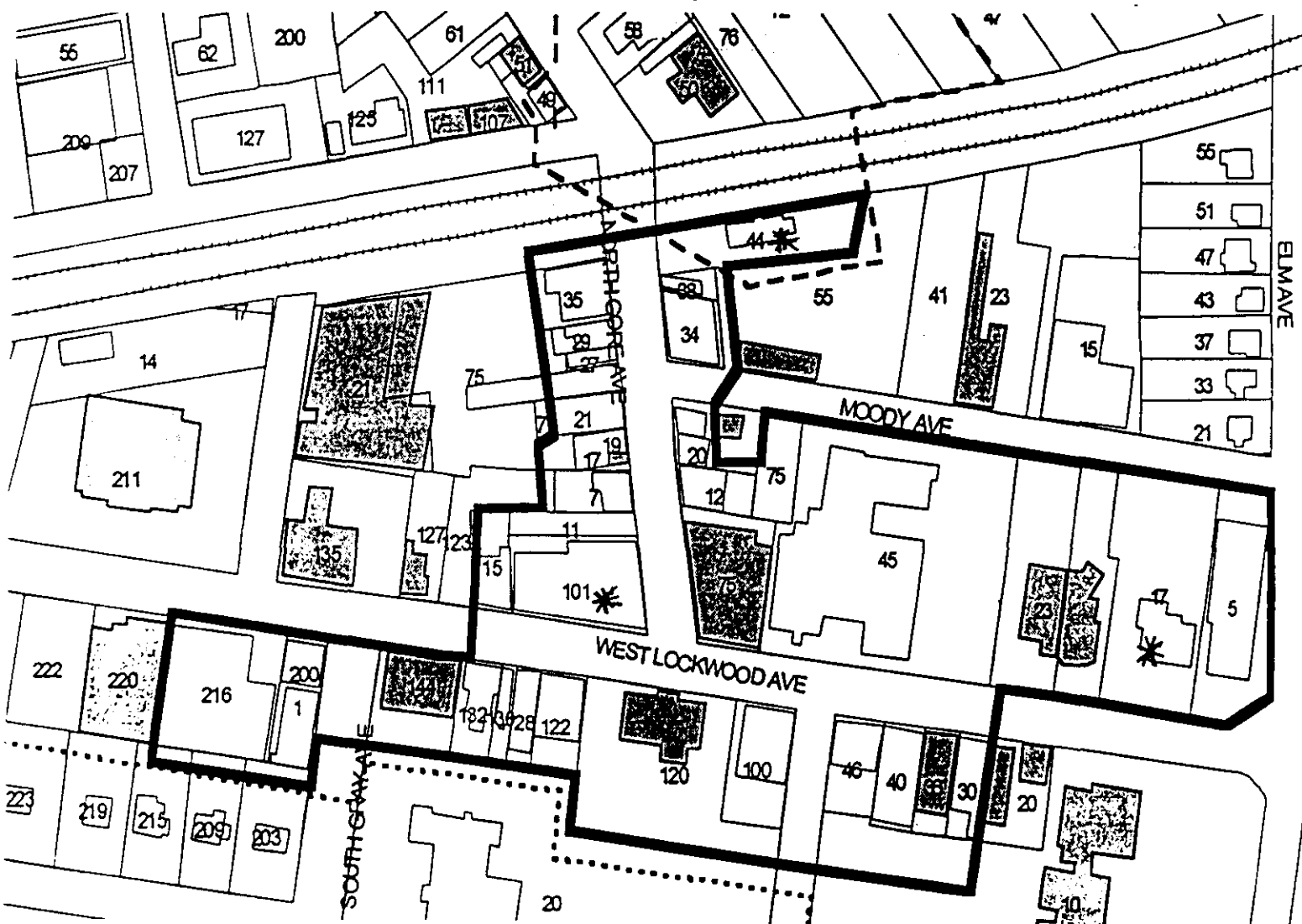
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Figure One: District Boundary Map.

Prepared by: Elliot Liebson, City of Webster Groves and Becky L. Snider, 2003

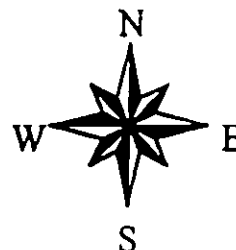


Legend:

- |                           |  |   |
|---------------------------|--|---|
| Contributing Building     | Previously Listed Building                   | Boundary of Central Webster Historic District |
| Non-Contributing Building | Boundary of Marshall Place Historic District |   |

Scale: 1 inch = 225 feet

0.3 Miles



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Roughly 23% (8 out of 35) of the buildings in the district were constructed in Webster Groves' earliest period of development, prior to the city's incorporation in 1896. All three of the residential buildings in the district, as well as the church in the district, were constructed during this period. One of the residences, the Charles B. Ferguson House (1888), at 17 West Lockwood Avenue, is already individually listed on the National Register. Of the four commercial buildings constructed in the district in the late nineteenth century, only two retain their original Victorian facades. The other two were updated with new brick facades in the early twentieth century. Seven of the eight buildings in the district constructed during Webster Groves first period of development are contributing buildings.

The majority of buildings (25 out of 34) in the district were constructed between 1900 and 1930, a period of prosperity and growth in Webster Groves. All but one of the buildings constructed during this time period are commercial buildings. The exception, the Union Pacific Depot, was constructed in 1904. The commercial buildings constructed during this period represent a wide range of architectural styles. Several of the buildings were designed by prominent St. Louis architects.

The two most recent buildings in the district were constructed in 1956 and 1972 respectively. Neither is a contributing building.

In the following descriptions, the historic names represent the first known owner of the property or the earliest business in the building. Historic names are based upon information from the 1985 Survey of Webster Groves, city directories, and information in the Kate Moody Collection which is housed at the Webster Groves Historical Society. The construction dates were derived from Webster Groves building permits and local histories. Contributing buildings are listed as [c] and non-contributing buildings are listed as [nc].

**Glencoe Avenue** is one block long, and it is now basically a driveway. It leads from North Gore Avenue into a public parking area behind the buildings on the west side of North Gore and the north side of West Lockwood. Only one building in the district is located along Glencoe Avenue; it is a contributing building.

**1. Glencoe Lime and Cement Company Building, Glencoe Avenue, 1906**

This two-part commercial block has a low-pitched hip roof. The walls are rough stone blocks on the first floor and stucco on the second floor. The facade features a cast iron storefront on the first floor and three double-hung windows on the second floor. A single stone sill runs under all three windows, and there are small stone pediments above each window. Windows on the both the first and second floor have been covered with wood, but the frames are still in place and intact. The building faces north and sits right on the street on a small side street parallel to the railroad tracks. It is attached to the building on the east (35 N. Gore) and is functionally part of that building now. It has no street address. To the west is a public parking lot. [c]

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**Gore Avenue** was originally known as Church Street. It is thirteen blocks long. The southern section runs north and south from its beginning at Central Avenue on the south to West Lockwood. From Lockwood, North Gore continues in a northwesterly direction to Rock Hill Road. Four buildings on North Gore just north of the railroad tracks are part of the Marshall Place Historic District and several blocks of South Gore are included in the Central Webster Historic District. However, only the buildings between West Lockwood and the railroad tracks are included in the Old Webster District. Both sides of the street are included in the district. Of the twelve buildings on North Gore Avenue that are included in the district limits, eleven are contributing buildings. One of the eleven contributing buildings is already listed on the National Register as part of the Marshall Place Historic District. (See Photo Nos. 11-13.)

**2. Ambrose Mueller Building, 14-16 North Gore Avenue, 1930.**

This is a two-story brick building with terra cotta detailing along its parapet roof. On the first floor of the five-bay facade, there is a wide storefront on the south, an entrance to a lobby serving the second floor tenants, and a small storefront window on the north. The southern storefront has a central entrance flanked by storefront windows with transoms and stone bulkheads. The northern storefront has a small display window. Rectangular, polished stone panels cover the first floor of the facade. Cloth awnings shelter the storefront windows. On the second floor, there are five equally spaced pairs of double-hung windows with newer 1/1 sash. A terra cotta stringcourse runs across the facade above the second floor windows. [c]

**3. Tremblay Wilson Real Estate Building, 15 North Gore Avenue, 1915.**

This is a two-story concrete block building with a flat, parapet roof. The first floor of the facade is articulated stone and is divided into three bays. In the center bay, a leaded glass awning shelters the entrance to the second story. The two storefronts in the outer bays have large leaded windows and recessed entrances. Over each window panel and over the door in the storefronts, there is a cast iron panel containing a leaded fan light. On the second floor of the facade, there are five bays. Each of the center three bays has a double-hung window; the outer bays have a pair of double hung windows. The windows on the second floor the facade and on the side elevation have modern 1/1 sash. A cloth awning shelters each window. The building has a simple stepped cornice approximately two feet below the roofline. [c]

**4. William J. Parker Building, 17 North Gore Avenue, 1911.**

This tiny, narrow 1-story brick building with a flat parapet roof and a stone cornice has been incorporated into 19 North Gore. The door and showcase window have been replaced by a modern storefront window. However, the stone cornice and terra cotta stringcourse is still in place above the storefront. [nc]

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**5. Parker Livery and Undertaking, 19 North Gore Avenue, 1914**

This two-story, two-part commercial building has a five-bay stucco facade. Stucco pilasters between each bay have cast iron capitals. On the first floor, the center bay contains a recessed double-door entrance. With the exception of the northernmost bay, which contains the entrance to the second floor, the other bays have storefront windows. The windows and doors are modern replacements. A cast iron cornice with dentils and decorative brackets extends across the facade. [c]

**6. M. W. Warren Building #1, 20 North Gore Avenue, ca. 1880**

This is a two-story, brick commercial building with a two-bay facade. There are two storefronts on the first floor and an entrance to the second floor. There are cast iron pilasters at the ends of the facade and flanking the entrance to the second floor. An ornate cast iron cornice with brackets runs across the facade at the roofline. The two large windows on the second story are centered in each bay. The windows are set into large arched openings. Each opening is filled with three double hung windows with 1/1 sash and a three-piece arched transom. The windows are detailed with carved Eastlake ornamentation. [c]

**7. M. W. Warren Building #2, 22 North Gore Avenue, ca. 1880**

This is two-story, brick, corner-entry commercial building. The corner entrance has been replaced by a storefront window, but the cast iron pilasters are still in place. The three-bay storefront faces North Gore. It features a central recessed entrance flanked by storefront windows. The storefront appears to date to the mid-twentieth century. On the second floor of the facade, there are three double-hung windows with early or original 2/2 vertically-divided sash. On the first floor of the north elevation, which faces West Moody Avenue, there are three windows and a door to the second floor. On the second floor, there are three equally-spaced double-hung windows with early or original 2/2 vertically-divided sash. A bracketed cast-iron cornice runs across the roofline of the elevation facing Gore and extends a short distance onto the elevation facing West Moody Avenue. A brick cornice extends across the rest of the elevation facing West Moody. [c]

**8. Empire Building, 21 N. Gore Avenue, 1907**

This is a three story, brick building with three bay facade. On the first floor of the facade, there are two storefronts and an entrance to a lobby leading to the upper floors. The entrances to the lobby and to the southern storefront are located in the center bay and each has a set of double doors. Above the two doors, there is a "colonial" style broken pediment which was installed in 1937. The southern bay on the first floor of the facade is filled with two large storefront windows; the northern bay is filled with a single off-center doorway and a storefront window. On the second and third floors, there are three windows in the outer bays and two windows in the center bay. The windows

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on the upper floors are single panes of fixed glass. Decorative terra cotta tiles outline the groups of windows in the outer bays and the individual windows in the center bay. [c]

**9. Rudolph Building, 27 North Gore Avenue , 1900-06**

This is a two-part commercial, brick building with a flat parapet roof. The storefront contains two doors which flank a central large window with many panes. The storefront is faced with wood paneling. In the center of the facade on the second floor, there is a large double window with a transom. This window has a wood pediment and non-original sashes that are shorter than the original openings. Oriel windows flank the center window. The second floor window opening on the facade and the window openings on the south elevation have stone sills. A brick cornice runs across the facade at the roofline. The building is attached to another on the north and there is an alley on the south. [c]

**10. Kroger Grocery and Baking Building, 29 North Gore Avenue, 1900-06**

This is a one-story, brick, commercial building with an ornate cast iron cornice. The cornice is similar to the cornices on the buildings to the north. The three-bay storefront is early or original and has a central recessed entrance. The storefront windows flanking the door have brick bulkheads and pressed glass transoms. [c]

**11. Cannon Building, 34 North Gore Avenue, ca. 1880, ca. 1920**

This is a large, two-story, commercial building with a yellow brick facade and a flat parapet roof. The elevations facing North Gore and West Moody are faced with yellow brick, but the other two elevations are red brick. The building was refaced in the 1920s. The facade has Art Deco brick work and terra cotta detailing. Art Deco features include a projecting entrance bay, which is set off center on the facade, and stepped pilasters that divide the five bays on the facade. There is a one-story, brick, rear addition.[c]

**12. Webster Groves Trust Company Building #1, 35 North Gore Avenue, 1901**

This is a one-story multiple entry commercial building. It is located on the corner of North Gore and Glencoe Avenues. This building is composed of three storefront bays on Gore, three storefront bays on Glencoe Ave and a corner entrance bay. Each storefront bay has a large storefront window, a cast iron lintel and an inset brick panel above the storefront. Brick pilasters with cast iron detailing separate the bays.[c]

**13. Dr. Armstrong Office Building, 38 North Gore Avenue, ca.1880, 1931**

This is a small, narrow, one-story brick building with a flat parapet roof. The building's original gable roof pierces through the center of the flat roof behind the parapet. The building's brick facade was constructed around the original frame building in 1931. The brick facade has a

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tapestry brick stringcourse, an inset brick sign panel and a stepped roofline with stone corbelling.  
[c]

**14. Missouri Pacific Railroad Station, 44 North Gore Avenue, 1904**

A long, one-story gabled depot with a broad hipped porte-cochere supported on stone and brick posts. The building is rock face ashlar to the windowsills and red brick above. A row of large ashlar blocks forms a continuous band around the building at the lintel level. Facing the railroad tracks to the north, a secondary gable surmounts a shallow ell. Stylistically, the building is a blending of influences from H. H. Richardson's station's of the 1880s, Richard Norman Shaw's early Queen Anne work and the incipient Prairie and craftsman styles. [previously listed as part of the Marshall Place Historic District, 1982]

**South Gray Avenue** runs north and south and is approximately seven blocks long. It runs from Glendale Road on the south to West Lockwood on the north. Only one building on South Gray Avenue is included in the district boundaries; it is a contributing building.

**15. The Webster Company Building #2, 1-11 South Gray, 1923**

This building is multiple-entry, one-story, brick building with six storefronts. It has a flat parapet roof, pent roof sections supported by brackets over the storefronts, Mission detailing and terra cotta accents. The two north storefronts have been boarded up, but the storefronts are intact. The other storefronts are little changed. This building is connected by a brick archway to the two-story building to the north at 200 West Lockwood Avenue. The building to the north was built at the same time as this building and has the same Mission Revival detailing. A narrow service alley separates the two buildings. This building and its companion building (200 W. Lockwood) are two of the most intact buildings in the district. [c]

**Lockwood Avenue** was originally known as First Street. It runs predominately east and west and is approximately thirteen blocks long. It extends beyond the city limits of Webster Groves into Kirkwood on the west. At its intersection with Park Street in Kirkwood, the street name changes to East Adams. On the east, Lockwood extends to South Old Orchard Avenue, which is one block west of the city limits. Portions of both the north and south sides of West Lockwood Avenue between Allen Avenue and Elm Avenue are included in the district boundaries. Of the twenty buildings on West Lockwood, which are included in the district boundaries, fifteen are contributing buildings. Two of the fifteen contributing buildings are already listed individually on the National Register. (See Photo Nos. 1-10.)

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**16. Southwestern Bell Telephone Company, 5 West Lockwood Avenue, 1916  
(Photo No. 1)**

This two-story brick building with a flat parapet roof has Classical Revival details. It has a broken pedimented portico of polished stone supported by Corinthian columns and pilasters over the front door in the center bay. There is a polished stone water table, stone windowsills and stone keystones above the windows. A terra cotta stringcourse above the second floor and a decorative terra cotta cornice ring the building. The window sashes are 12 over 1, and they are recessed into brick arches on the first floor. On the second floor, the windows have straight lintels of vertical bricks. The bricks are arranged in decorative patterns above the water table and stringcourse and inside the arches above the first floor windows. There are two, two-story, brick rear additions. Both have early or original 9/1 and 12/1 windows. [c]

**17. Charles B. Ferguson House, 17 West Lockwood Avenue, 1888 (Photo Nos. 1 & 2)**

This is a large, two-story, frame Colonial Revival house. It has a rubble foundation, a gable roof with a hip projection and cross gables on the west and rear. There are two gabled dormers on the front. The facade has three bays of double windows and a monumental two-story, semi-circular portico supported by Tuscan columns with a balustrade on top. A palladian window opens onto a small balcony over the front door. There is a broad frieze under the eaves and pilasters run up the corners of the house. A two story, sunroom addition with a flat roof has been added on the west side. A one-story chapel with a flat roof surmounted by a balustrade was added on the east side during the years the building served as a funeral home (ca. 1925-1980). The brick chapel addition has a palladian entrance in the center under a pediment supported by Tuscan columns. The chapel windows are filled with colored leaded glass. A porte cochere projects from the rear of the east side of the chapel. There are two, frame, rear additions with shed roofs. The two-story addition covers the west half of the rear elevation; the one-story addition covers the east half. [individually listed on the National Register, 1984]

**18. Nathan Allen House, 23 West Lockwood Avenue, 1865 (Photo No. 1)**

This large, frame house was originally a Victorian Italianate T-shaped house. It has been greatly altered by a two-story portico with a balcony roof across the front of the old house and by a large, one-story addition to the east with a flat roof with a wooden railing around the top of it. A porte cochere has been added on the east side, the west side and on the back. There is a large one-story addition with a flat roof on the back and wrapping around to the west side. These additions and alterations were made to accommodate the building's use as a funeral home. The entire building is covered with aluminum siding. [nc]

**19. Martin Building, 30 West Lockwood Avenue, 1926 (Photo No. 4)**

This is a one-story multiple entry commercial building. Each of the three storefronts has a showroom window and a door. The west and center storefronts have recessed entrances. The

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original multipaned transoms are in place above the showroom windows. Each storefront is sheltered by a triangular canvas awning. A brick corbel table runs across the width of the facade. [c]

**20. Suburban Furniture Building, 36 West Lockwood Avenue, 1926 (Photo No. 4)**

The facade of this one-story commercial building is dominated by large storefront windows which flank the central recessed entrance. The storefront windows are early, but probably not original. The three-quarter view double doors have multiple panes and appear to be early or original. The upper part of the facade, above the storefront windows, has been covered with grooved paneling. [nc]

**21. W. A Straub's Grocery Store, 40 West Lockwood Avenue, 1926 (Photo No. 4)**

This is a one-story brick commercial building with a flat parapet roof. It has a central, recessed entrance flanked by large showcase windows. The three center bays of this five bay building feature fan light transoms. In the center of the arch above each fanlight transom is a terra cotta bracket. The outer bays have wood frame storefront windows, but instead of the fanlight transoms, each of these bays has an oculus window over it. A brick corbel table runs the width of the facade. The bulkheads below the storefront windows are granite. [c]

**22. Webster Groves Presbyterian Church, 45 West Lockwood Avenue, 1891, 1925, 1938 (Photo No. 3)**

This large Gothic Revival church is constructed of squared limestone with buttresses at the corners and between the colonnaded doorways on the front and the stained glass windows of the sanctuary on the east side. Window frames, arched doorways, buttress tops, the water table, parapets and battlements are articulated in polished limestone. The oldest section, built in 1891, is on the west end of the facade. It has a low, square, two-story bell tower with double wooden doors under a Gothic arch on the west and a broad gable containing a large Gothic stained glass window. The original sanctuary is connected to the large newer sanctuary, which was built in 1924, by a flat-roofed colonnade, two arched doorways and an arched window. The newer sanctuary is taller, two stories, with a huge rose window in its south facing gable and small polished limestone towers on both corners of this gable. Projecting in front of this main gable is a one-story vestibule with a flat roof and containing three pairs of double wooden doors under carved limestone Gothic arches. Projecting on both sides of this main sanctuary are 1 1/2 story gables facing east and west, one bay deep and one bay across, which form the narthex. The east side of the church contains five large, tall stained glass windows separated by deep buttresses. Behind the sanctuary to the north is a one story stone addition with a flat roof. The west side of the church is obscured because it is so close to the building to the west. On the back of the church on the north, there are two large yellow brick additions, two and a half stories high with flat roofs. These additions were constructed in 1938. [c]

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**23. Lungstras Building, 46 West Lockwood Avenue, 1926 (Photo No. 5)**

This is a one story, stucco commercial building with a flat parapet roof. It has a decorative, red tile, pent roof across the front. The building has four storefronts. The western most storefront has a corner entrance flanked by storefront windows; the other three storefronts have recessed off center entrances and storefront windows with stucco bulkheads. [c]

**24. Webster Groves Trust Company Building #2, 75 West Lockwood Avenue, 1909, 1966**

The north half of this two-story commercial building was built in 1909, but in 1966, the Gore Avenue side of the old Classical Revival building was clad with stone panels. At the same time, a two-story brick addition was constructed on the south elevation of the original building. The south side and southwest corner are sheltered by a monumental two-story portico supported by monumental stone columns. There is a narrow alley on the north and the Presbyterian Church is closely adjacent on the east side. [nc]

**25. Wielandy-Reller Motor Co. Building, 100 West Lockwood Avenue, 1917, ca. 1930 (Photo No. 6)**

This one-story, three-bay, stucco commercial building was originally all one automobile dealership, but it was remodeled into three commercial spaces in the early 1930s. The building has a parapet roof articulated with terra cotta tile. A red tile decorative roof supported by exposed purlins runs across the front and around one bay on each side. The facade is divided into three storefronts. The west two are faced with black vitrolite and have central recessed entrances flanked by storefront windows. The storefront on the east has two arched storefront windows and an arched opening to the door which is recessed across the corner. On the east, there is another arched opening to the door across the corner and a smaller store window south of the entrance on the east side. The storefront on the east corner has semi-circular awnings over its four large arched fenestrations. [c]

**26. Gorlock Building, 101 West Lockwood Avenue, 1910-11 (Photo No. 8)**

This Beaux-Arts building consists of two large, two-story brick blocks which are connected by a one-story brick commercial building. All three sections have flat roofs and deep bracketed cornices. The first floors are shops and the second floors are offices. The corner block contains two storefronts with an entrance to the second floor between them; the one story building contains one shop, and the western section contains three storefronts with an entrance to the second floor in the third bay from the west. Over the entrance to the second stories are fancy, carved stone hood moldings. The building was designed in two phases by two noted St. Louis architectural firms. The center section of this building was designed by Theodore Bopp of the Luecke Bopp Construction Company. The outer sections were designed by the Kirkwood, Missouri architectural firm, Klipstein and Rathman and constructed by the Luecke Bopp Construction Company. This is

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one of the most elegant and best-preserved buildings in the district. [individually listed on the National Register, 1984]

**27. Farm & Home Savings and Loan, 110 West Lockwood Avenue, 1972**

This two-story, structural steel box is clad with reflective glass panels. It is surrounded on all sides by a deep overhang of the roof which is supported by monumental two-story structural steel posts. Drive-in banking facilities are under the overhang on the back. The building faces north, sitting on the sidewalk, and is surrounded by a parking lot on three sides. [nc]

**28. Velvet Freeze, 115 West Lockwood Avenue, 1908-1918**

This is a one-story, brick commercial building with a three-bay facade. The west bay has two large storefront windows; the center bay has a central recessed entrance flanked by storefront windows; and the east bay has a storefront window and an off-center recessed entrance. The storefront windows sit on paneled wood bulkheads, and the openings have sailor brick lintels. Canvas awnings shelter each of the bays. Each bay features an inset brick panel near the roofline. [c]

**29. Lockwood Building, 120-124 West Lockwood Avenue, 1915 (Photo No. 9)**

This two story brick building has the most elaborately facade of all the buildings in the district. The first floor of the facade has three storefronts and an entrance to the second floor. Two of the three storefronts and the entrance to the second floor are faced with pink and black vitrolite panels. These two storefronts have central recessed entrances flanked with storefront windows. The third storefront, on the east end, has an off-center recessed entrance, and a small showcase window. On the second floor, there are four bays of triple windows. Each window is surrounded by decorative terra cotta quoining. Above each window, decorative terra cotta panels extend up to the roofline and create a stepped pattern on the roofline. Below each second story window, there are three, multicolored decorative terra cotta panels. There is also a multicolored terra cotta stringcourse above the storefronts and a multicolored terra cotta cornice with brackets above the second floor windows. [c]

**30. Ben Horowitz Bakery Building, 128 West Lockwood Avenue, 1922 (Photo No. 9)**

This is a one-story brick commercial building with a parapet wall roof. The building's storefront has a recessed entrance flanked by storefront windows with wood-paneled bulkheads. The brick columns on each end of the facade have been covered with stucco. Above the storefront, there is a rectangular stucco panel that extends across the facade. This panel has a diamond pattern incised into the stucco. Tile covers the space between the stucco panel and the roofline. [c]

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**31. Webster Groves Fire Company No. 1, 130 West Lockwood Avenue, 1913  
(Photo No. 9)**

This is a narrow, two-story, brick building with a flat parapet roof. It has a third story square tower in the back which was used for drying the fire hoses. Decorative brickwork forms a segmental arch over the triple windows on the second floor. Polished limestone articulates the parapet and is used as windowsills and a stringcourse above the second floor. The large garage door opening on the front, which once served the fire trucks, was replaced in the 1970s when the fire department vacated the building, and the building was converted to commercial use. This opening is now filled by a large storefront window. The entrance to the retail space on the first floor is located on the east elevation off of a tiny courtyard. [c]

**32. William H. Gore House/Blanner Electric, 132 West Lockwood Avenue, ca. 1860, ca. 1910 (Photo No. 9)**

The back part of this building is a two-story frame house with a gable roof, built around 1860. It is covered with asbestos shingles and has dark green Italianate brackets under its eaves. In the 1920s, a three bay commercial building was built across the front of the house. The commercial building has a flat parapet roof, common bond brick sides, large storefront windows and wood panel facing above the storefront windows. [c]

**33. Farm & Home Savings and Loan, 144 West Lockwood Avenue, 1956, 1983, ca. 1990  
(Photo No. 10)**

This building was originally a one-story brick commercial building with the flat roof. A two-story concrete block addition with the flat roof was constructed on the east side of the original building in 1983. Then in the 1990s, an addition and new facade was built on to the front and side of the west building bringing its facade up to the sidewalk on the north and west. This addition is covered with the same textured concrete block as on the two-story section of the building. Large tinted plate glass windows stretch across the majority of the front of the new section of the building. A modern design awning shelters the windows on the facade of the west part of the building. [nc]

**34. The Webster Company Building #1, 200 West Lockwood Avenue, 1923  
(Photo No. 10)**

This is a two-story brick building with Mission Revival detailing. The building's flat roof has a shaped parapet on the facade. The three-bay facade has two storefronts and an entrance to the second floor. The western bay has a central recessed entrance flanked by storefront windows. The center bay contains the entrance to the second floor apartments. This arched entrance has a stone keystone and stone accent blocks at the base of the arch and at ground level. A second entrance to the second floor, which is located on the east elevation, is similarly detailed. The eastern bay, which wraps around to the side elevation, has storefront windows and a recessed

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corner entrance. The transoms in each storefront have been boarded over, but appear to be intact. Each of the side bays on the second floor of the facade has two pair of double hung windows with early or original 9/1 sash. Each bay also has a tile-covered pent roof with large carved brackets. This building is connected by a brick archway to the one-story building behind it to the south at 1-11 South Gray. The building to the south was built at the same time as this building and has the same Mission Revival detailing. A narrow service alley separates the two buildings. This building and its companion building (1-11 South Gray) are two of the most intact buildings in the district. [c]

**35. Tate Motor Company Building, 216 West Lockwood Avenue, 1926 (Photo No. 10)**  
This one-story brick commercial building has Art Deco patterning in the brickwork. It has a corner entrance plus five bays on the facade and two bays on the east elevation. Four of the five bays on the facade and the two bays on the east elevation are filled with large showroom windows. The center bay on the facade is a large rectangular opening with a recessed garage door, which permits access into the rear garage part of the building. Domed awnings shelter each of the storefront windows and the corner entrance. Beneath the awnings, the transoms are intact, but covered with metal panels. Set back from the street and to the east is a one story brick and stucco addition which is early, but probably not original. It has two bays of storefront windows and a large overhead, garage door. [c]

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**8. Statement of Significance.**

**Builder(s)**

Ames & Ames  
Luecke Bopp Construction Co.  
Meirink, R.  
Berg, John  
Murch Bros. Construction Co.  
Merrick, George  
Aldrich, C. C.  
Paschers, R. H.  
Widmer Engineering Co.

**Summary:**

The Old Webster Historic District represents the nucleus of the community of Webster Groves, a commuter suburb of St. Louis which developed in the late nineteenth century as a result of the establishment of railroad and street car lines from the city of St. Louis into St. Louis county. The Old Webster Historic District is significant under National Register Criteria A and C. Under Criterion A, it is locally significant in the areas of Commerce, Community Planning and Development, and Government. Under Criterion C, the district is locally significant in the area of Architecture.

The Old Webster Historic District extends from the Missouri Pacific Railroad tracks to West Lockwood Avenue along North Gore Avenue and from Elm Avenue to Allen Avenue Street along West Lockwood Avenue. Contributing buildings in the district date from ca. 1860 to ca. 1930. In addition to one and two story commercial buildings, a depot, a church and three nineteenth century residences are included in the district boundaries. Of the 35 buildings in the district, 26 are contributing. Two additional buildings in the district are already individually listed on the National Register, and one building in the district is already included as contributing building in the Marshall Place Historic District.

In the area of Commerce, the Old Webster Historic District is significant as the core of the original commercial center of Webster Groves. The buildings in the district are some of the earliest extant commercial buildings in the city and many of the city's most prominent early businesses were located along North Gore Avenue and West Lockwood Avenue in the district boundaries.

The district is also significant in the area of Community Planning and Development as a representative example of the development of commuter suburbs in St. Louis County. Webster Groves developed in St. Louis County's early phase of suburban growth as railroad and street car lines were built between these satellite communities and the city of St. Louis, thereby making living in the country and working in the city possible. In the late nineteenth and early twentieth

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century, many of St. Louis' most prominent businessmen built large new homes and moved their families to Webster Groves, "the Queen of the Suburbs," to escape the unhealthy conditions in the city. The Old Webster Historic District, with its variety of buildings is a microcosm of the community of Webster Groves. Along with commercial and governmental buildings, two of the large nineteenth century mansions built by the city's early residents, Webster Grove's second depot, and one of the area's earliest churches are located in the district.

In the area of Government, the Old Webster Historic District is significant as the original governmental center of Webster Groves. The Webster Groves City Hall was housed in several different buildings in the district until the current building was constructed in 1932; the city's original post office was located in the Gorlock Building at the corner of Gore and Lockwood, and the city's first fire station, located at 130 W. Lockwood, was in use by the fire department until 1972.

The Old Webster Historic District is also significant under Criterion C in the area of Architecture. Many of the most notable buildings in Webster Groves, including several high-style, architect-designed buildings, are located within the district boundaries. The buildings in the district form a cohesive grouping of intact commercial buildings which reflect the building types and architectural styles prevalent in the late nineteenth and early twentieth century.

The period of significance for the district extends from ca. 1860, the date of construction of the earliest building in the district, to ca. 1930, the year the most recent contributing building in the district was constructed.

**Elaboration:**

Despite its close proximity to St. Louis, the area that is now Webster Groves was not settled until the late-1840s. At the turn of the nineteenth century, Frenchman Gregoire Sarpy was granted a 6002-acre tract of land west of the city of St. Louis by Charles Dehault Delassus, the last lieutenant governor of the Louisiana Territory. This tract of land, present-day Shrewsbury and Webster Groves, was L-shaped parcel rather than square. Because of its non-standard shape, the Federal Land Commissioner refused to recognize the claim, and the land was tied up in litigation until it was recognized by Congress in 1842.<sup>1</sup> Despite the legal dispute, Sarpy sold 4000 acres of the parcel to John Jacob Astor in 1817. The remaining 2000 acres, the core of present-day Webster Groves, was acquired several years later by Gregoire's son, John Sarpy, and Pierre Chouteau, Jr.<sup>2</sup> The dividing line between the Sarpy property on the north and the Chouteau property on the south is Lockwood Avenue. Hence, the Old Webster Historic District is located on land that was part of both the Sarpy and Chouteau subdivisions of the original Sarpy land grant. By the mid-nineteenth century, both John Sarpy and Pierre Chouteau, Jr. had divided up and sold

<sup>1</sup> Webster Groves Historical Society, 1977 Century Street. (Webster Groves, MO: Webster Groves Historical Society, 1977), p. 1.

<sup>2</sup> Clarissa Start., Webster Groves. (Webster Groves, MO: City of Webster Groves, 1975), p. 6.

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off much of their properties to the people who would become Webster Groves earliest settlers and community builders.

In the early 1830s, John and James Marshall, two brothers from Virginia purchased 800 acres, most of which was part of John Sarpy's holdings between present day Lockwood Avenue and Manchester Road.<sup>3</sup> The Marshall's operated a supply store, stagecoach stop and post office for many years before an interest in the area spurred them to begin developing their land. The construction of the Missouri Pacific Railroad line from St. Louis to Jefferson City and the establishment of the Webster College for Boys were both important factors in the development of Webster Groves.

The Missouri State Legislature granted a charter to the Pacific Railroad in 1849. "The charter specified that the railroad was to go through Jefferson City, thence to the western boundary of the state."<sup>4</sup> The Marshall brothers donated a right of way through their land to the Missouri Pacific Railroad and, within four years, the railroad extended out to Kirkwood. It "made stops at Rock Springs, Cheltenham, River des Peres, Laclede and Webster College."<sup>5</sup> The Webster College stop was built in 1853 to serve the new preparatory school that was being built just north of the railroad on land donated by the Marshall brothers. The station was located at Church Street, now known as North Gore.

The Webster College for Boys was established by the Reverend Artemus Bullard, a minister at the First Presbyterian Church in St. Louis. Bullard, who served as a visiting clergyman for the Rock Hill Presbyterian Church, conceived of the idea of a school for boys in the bucolic setting outside the city. He convinced the Marshall brothers to donate the land; Carlos Greeley, a St. Louis businessman donated \$10,000 for the construction of the school building.<sup>6</sup> The Webster College for Boys, named for Senator Daniel Webster of Boston, opened in 1854.<sup>7</sup> Many of the area's earliest inhabitants of Webster Groves were teachers at the school. Ironically, Reverend Bullard was killed in 1855 along with many other local dignitaries when the bridge over the Gasconade River collapsed on the train's inaugural run from St. Louis to Jefferson City.<sup>8</sup>

Although, the Webster College for Boys struggled to survive after the death of the school's founder, the area around the school and around the Webster College railroad depot began to be developed in the 1850s. Many of the teachers from the College moved to the area and built homes. However, it was prominent St. Louis businessmen who spurred the early development of the area as a commuter suburb of St. Louis. Many built large homes in the area and moved their

<sup>3</sup> Esley Hamilton, Marshall Place Historic District National Register Nomination, 1983 (Copy on file with the State Historic Preservation Office, Jefferson City, Missouri).

<sup>4</sup> Velma Benner, Webster Groves. (Webster Groves, MO: n.p., 1950), n.p.

<sup>5</sup> Ibid.

<sup>6</sup> Start, p. 15.

<sup>7</sup> Artemus Bullard folder in The Kate Moody Collection, Missouri Historical Society.

<sup>8</sup> Thomas Scharf, History of St. Louis City and County. (Philadelphia: Louis H. Everts and Co., 1883), p. 1915.

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families to the country away from the unhealthy conditions of the city. The railroad made it possible for them to live in the country and commute to work in the city.

Included in this group of businessmen who moved to the area in the 1850s were riverboat captains, Richard Lockwood and John Swon, businessmen Stephen Gore and John Helfenstein, the owners a wholesale grocery and outfitting company, and Chris Hawken, the heir of a St. Louis rifle manufacturing company. Swon, Helfenstein and Hawkin all built homes in the area in 1857; both the Helfenstein and the Hawkin homes survive today. The earliest building in the Old Webster Historic District is a house built by William Gore, the brother of Stephen Gore. The two-story frame I-house is located behind the one-story commercial building at 132 West Lockwood and was built around 1860.

Webster Groves began to develop in earnest during the 1860s. During this decade, four subdivisions were platted, a number of businesses were opened, many large homes were constructed, and four churches were organized in the area around the Webster College railroad stop. However, the majority of development in the area during this decade happened after the close of the Civil War.

In 1860, John Marshall platted the original Webster Groves subdivision around the Webster College stop and began selling lots.<sup>9</sup> Originally, the area was simply called Webster, but Marshall added the word "Groves" on to the name when it was discovered that a town named Webster already existed in Missouri. Mary Gore's Subdivision, which extends from Gray Avenue on the west to Elm on the east and from West Lockwood Avenue on the north to Swon Avenue on the south, was platted five years later.<sup>10</sup> All, but two of the buildings in the Old Webster Historic District are located in these early subdivisions.

Charles Connon, Augustus Moody and Henry Prehn are credited with opening the earliest businesses in Webster Groves. In 1861, Connon bought several lots south of the railroad tracks in the newly created Webster Groves Subdivision. He built two greenhouses and operated the first wholesale floral business in the St. Louis area.<sup>11</sup> Several years later, Connon's father-in-law, Augustus Moody, built a house and general store next to the railroad tracks. His store also served as a post office until 1870 when Moody was killed by a mailbag thrown from a train.<sup>12</sup> Henry Prehn immigrated to the area from Germany in the late 1850s. A few years later, he bought several lots in Webster Groves on the north side of the railroad tracks and opened a general store. None of the buildings originally built by these businessmen are still extant, but the Prehn building that replaced the original store building which burned in 1880 still stands and is a contributing building in the Marshall Place Historic District just north of the Old Webster Historic District.

<sup>9</sup> St. Louis City Plat Book 6, pp. 28-29. (On file at the St. Louis City Hall, Recorder of Deeds.)

<sup>10</sup> Ann Morris, How to Research the History of Your Webster Groves House (Webster Groves: Webster Groves Historical Society, 1980), p. 17.

<sup>11</sup> "Charles Connon" folder in the Kate Moody Collection of Webster Groves History.

<sup>12</sup> "Augustus Moody" folder in the Kate Moody Collection of Webster Groves History.

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Although quite a few houses were built in the Webster Groves area in the 1860s, only one house from this decade is extant within the district boundaries. The house located at 23 West Lockwood Avenue was built in 1865 by real estate developer, Nathan D. Allen. Originally a large Italianate house, the house was converted into a funeral home in the mid-twentieth century and no longer retains integrity.

The organization of four churches in Webster Groves in 1866 demonstrates the growth of the community during this period. "Two of them, the Congregational and the Presbyterian, were formed by members of the Rock Hill Presbyterian Church, in part out of tension arising from Civil War issues, in part from sheer geographic necessity."<sup>13</sup> The Presbyterian congregation built a frame church in 1867. That building burned in 1891 and was replaced by the stone church building, which stands today at 45 West Lockwood Avenue in the Old Webster Historic District. In 1870, the Congregational Church built a stone church across the street from the Presbyterian Church. That building is extant today, but it was excluded from the Old Webster Historic District because the original building is dwarfed by modern additions. The two other churches, which were organized in 1866 in Webster Groves, are the Emmanuel Episcopal Church and the First Baptist Church. Both were also organized due to the great distance to the nearest existing congregations and to the growth of the community. The land and the funds to build the Episcopal Church were donated by the Lockwood family. First Baptist Church served the community's African-American population.<sup>14</sup>

During the 1870s, the nation faced an economic depression and for the first time since the area began to be settled, property values as well as population in Webster Groves declined. Jane Morrison, Gregoire Sarpy's daughter contested the Sarpy Land Grant. Consequently, people could not buy property with a clear title.<sup>15</sup> Real estate sales declined and few houses were built during this decade. Only 3 of the 299 buildings in the Central Webster Historic District and 1 of the 25 buildings in the Marshall Place Historic District were constructed between 1870-1880.<sup>16</sup> In addition, from 1870-1880, a Railroad War raged between commuters and the Missouri Pacific Railroad who saw them as a nuisance. In an effort to discourage commuters from using the railroad, fares were increased arbitrarily and often trains refused to stop at the Webster station. As a result, many families, who commuted to work or school in St. Louis, gave up and moved back to the city.<sup>17</sup>

<sup>13</sup> Start, p. 27.

<sup>14</sup> Ibid, pp. 27-40.

<sup>15</sup> "Morrison Suit" files from the Kate Moody Collection of Webster Groves History.

<sup>16</sup> Ann Morris, Central Webster Historic District National Register Nomination, 1985 and Esley Hamilton, Marshall Place Historic District National Register Nomination, 1983.

<sup>17</sup> Webster Groves Historical Society, p. 3.

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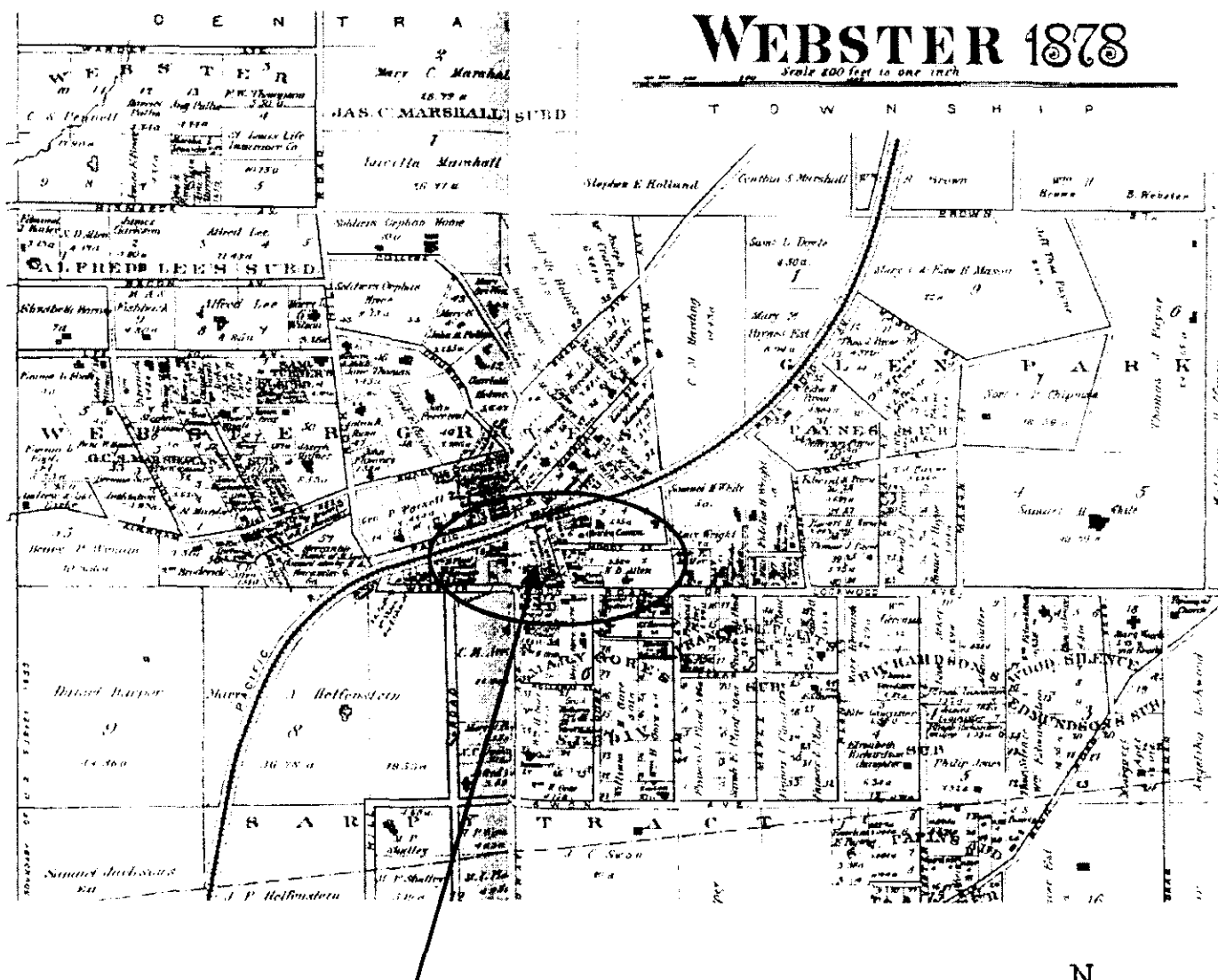
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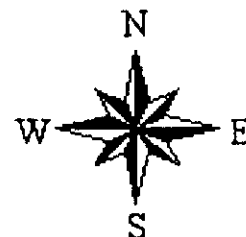
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Figure Two: Webster Groves Plat, 1878.

Source: Webster Groves by Clarissa Start.



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By the 1880s, however, the Morrison lawsuit had been settled, the railroad was under new management, and a second rail line, the Frisco, was laid several miles to the south.<sup>18</sup> Soon, numerous subdivisions, including Old Orchard, Webster Park and Tuxedo Park, had been platted around the new railroad stations, and residential development boomed throughout the area. (Figure Two) One residence in the Old Webster Historic District from this decade survives today. It provides an example of the real estate speculation which was widespread in Webster Groves in the late nineteenth and early twentieth century.

In 1888, real estate developer Nathan Allen built a house on the lot next to his own home at 23 West Lockwood Avenue. As soon as it was completed, he sold it to Charles Ferguson, the Vice-President of the Collier White Lead Company. The large Colonial Revival house, which was listed individually on the National Register in 1984, was owned by the Ferguson family until the 1920s, when it was used briefly by the Webster YMCA, and then became the Parker Funeral Chapel.<sup>19</sup> (Figure Three)

**Figure Three: Parker Funeral Home, exact date unknown, ca. 1925.**

Source: Webster Groves by Clarissa Start, p. 122.



<sup>18</sup> Carol A. Hemphill, (ed.) Webster Groves Centennial: 1896-1996 - The First One Hundred Years. (Webster Groves: Webster-Kirkwood Times, Inc., 1995), pp. 8-9.

<sup>19</sup> Ann Morris, Charles A. Ferguson House National Register Nomination (Copy on file with the State Historic Preservation Office, Jefferson City, Missouri).

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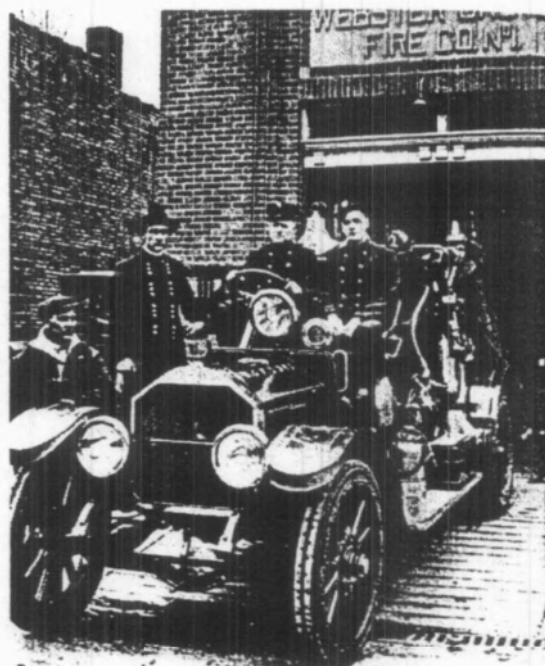
In 1883, a petition to incorporate Webster Groves was presented to area residents. Many residents initially resisted incorporation because they had moved to the country to get away from city restrictions. However, the proliferation of saloons, increasing crime, and the need for public improvements prompted discussion of incorporation again in the mid-1890s. One event in particular turned the tides. As Clarissa Start, the author of the book Webster Groves, notes "it was because Bertram E. Atwater, of Chicago, was murdered on Lee Avenue in January 1896 that the loosely knit together communities which made up Webster Groves took steps to incorporate and insure law and order."<sup>20</sup>

On April 2, 1896, the City of Webster Groves was incorporated. The boundaries of this new town included more than just the area around the Webster Station. Four other previously independent communities, each with its own railroad station, joined with Webster to form the community of Webster Groves. Webster, Tuxedo Park and Webster Park were all suburban communities along the Missouri Pacific Railroad line, and Old Orchard and Selma were communities that developed along the Frisco Railroad line.<sup>21</sup>

With the incorporation of Webster Groves as a City of the Fourth Class in 1896 came demands for municipal services. Some services such as a police protection and licensing were delivered almost immediately while others came to residents over the next two decades.

**Figure Four: Webster Groves Fire Station No. 1**

Source: Webster Groves by Clarissa Start, p. 115.



<sup>20</sup> Start, p. 63.

<sup>21</sup> Tim Fox (ed.), Where We Live: A Guide to St. Louis Communities. (St. Louis: Missouri Historical Society Press, 1995), p. 48.

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First came a jail, then licensing of merchants and dogs! Electricity came in slowly and was not always reliable or acceptable....While nearly every residence had a well or cistern or both an adequate supply of potable water was felt by many to be a prime necessity. So, February 19, 1889 [sic 1898] the Board of Alderman allocated \$25,000 for the construction of a water works. Apparently little happened until 1902 when a contract was signed with Missouri Water, Light and Traction Company for the construction of a water system.<sup>22</sup>

In 1906, two volunteer fire departments were formed to provide fire protection for Webster Groves residents, and in 1912, Webster Groves became the first municipality in St. Louis County to have a paid fire department.<sup>23</sup> The first fire station, which was constructed at 130 West Lockwood Avenue in 1913, was used by the fire department until 1974. (Figure Four) The firemen raised the funds for the construction of the building by holding picnics and carnivals.<sup>24</sup>

The construction of two streetcar lines through Webster Groves in the late 1890s provided another amenity for the residents of Webster Groves and sparked a second boom in residential and commercial development which lasted through the first three decades of the twentieth century. The Ferguson-Kirkwood Line ran through Webster Groves along Kirkham Avenue and the Manchester Line ran along Lockwood Avenue, directly through the heart of Webster Groves commercial center.<sup>25</sup> The routing of the Manchester Line along with the location of the depot further reinforced the intersection of Lockwood and Gore as the commercial center of Webster Groves. Streetcar service in Webster Groves was discontinued in the late 1940s.<sup>26</sup>

The Webster Groves municipal offices were located in three different buildings in the Old Webster Historic District from the time the city was incorporated until the current city hall was dedicated in 1933. Prior to 1907, city business was conducted in the Moody Real Estate Office which was located on North Gore Avenue near the railroad tracks.<sup>27</sup> From 1907 to 1911, office space for Webster Groves' city hall was rented in the Empire Building at 21 North Gore. In 1911, city hall was relocated to the new Gorlock Building, which had been constructed to house the post office, city hall, retail businesses and other commercial offices. (Figure Five) In the National Register nomination for the Gorlock Building, the author, Ann Morris, describes the motivation for and the importance of this move.

<sup>22</sup> Webster Groves Historical Society Newsletter No. 73, November-December 1983, p. 2.

<sup>23</sup> Start, pp.113-118.

<sup>24</sup> Ibid., p. 115.

<sup>25</sup> Webster Groves Historical Society Newsletter No. 84, May 1986, p. 2.

<sup>26</sup> Andrew D. Young, The St. Louis Streetcar Story. (Glendale, CA: Interurban Press, 1988), p. 184.

<sup>27</sup> "Webster Groves Incorporation" file in the Kate Moody Collection of Webster Groves History.

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**Figure Five:**  
**Gorlock Building, ca. 1911.**  
Source: Gorlock Building  
National Register Nomination.



In 1909, merchants and residents of Webster Groves learned of a plan to build a new post office on the corner of Lockwood and Gray and to build a new station for the Missouri Pacific Railroad at Rock Hill Road. This made the merchants on North Gore furious because it would move the center of the commercial district further west and depress North Gore. Led by M. J. Day, owner of the Empire Building, the merchants were able to persuade their congressmen and the United States Post Office to accept a compromise, tear down Moody's real estate office, build the new post office on Lockwood near Gore and move the municipal offices into the new building. Thus the new Gorlock Building influenced the development pattern of the commercial district, stabilizing it, by keeping the heart of the business district, the government offices, close to the original center of town.<sup>28</sup>

In the two decades following the turn of the twentieth century, the construction of commercial buildings in the Old Webster Historic District continued essentially non-stop. More than a dozen buildings were constructed on West Lockwood and North Gore between 1900 and 1917.<sup>29</sup> A comparison of the Sanborn Fire Insurance Maps from 1903 and 1917 shows the

<sup>28</sup> Ann Morris, Gorlock Building National Register Nomination. (Copy on file with the State Historic Preservation Office, Jefferson City, Missouri).

<sup>29</sup> Becky Snider, Old Webster Historic Buildings Survey, 2003.

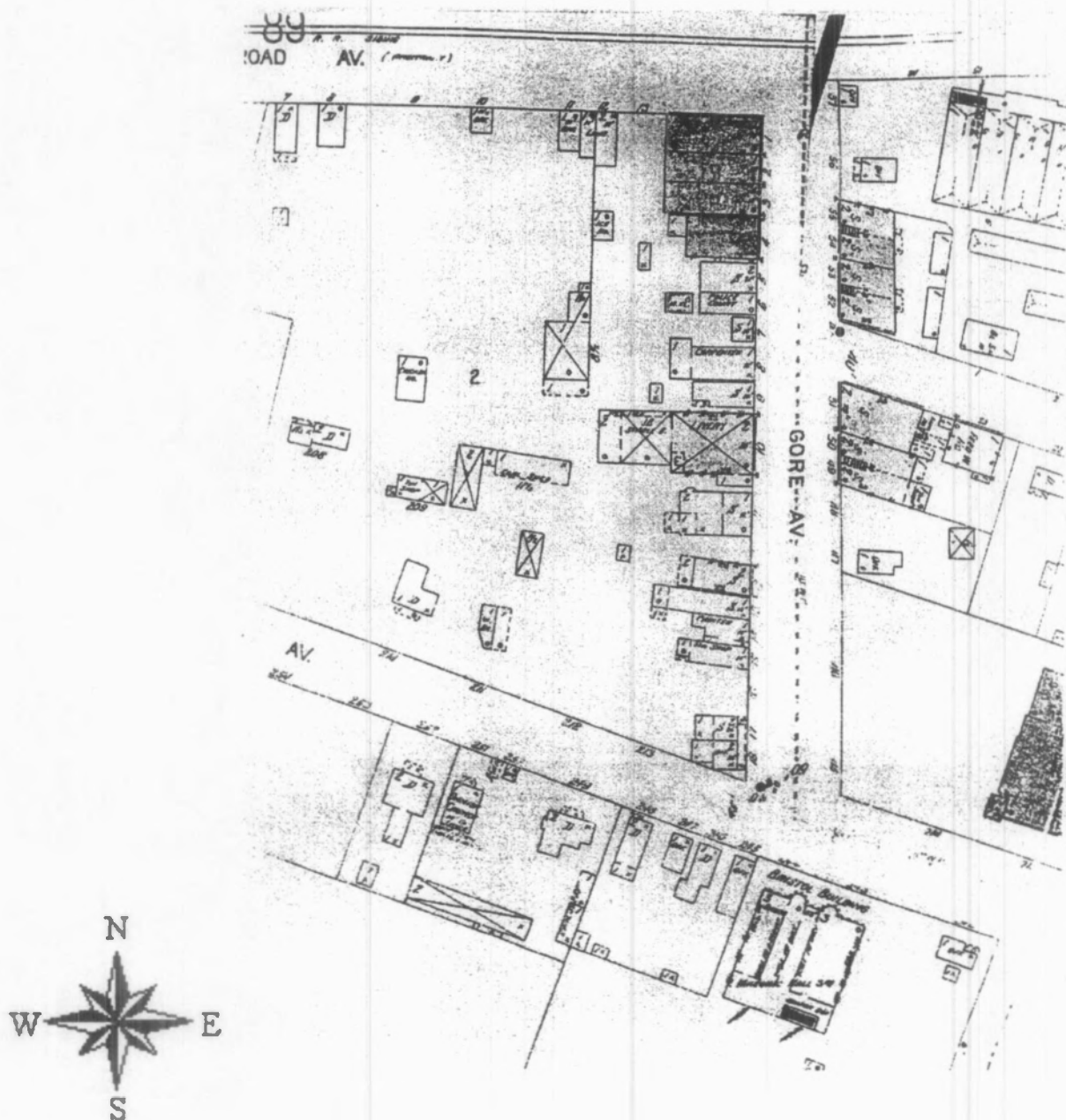
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**Figure Six: Map of Webster Groves - detail of the Lockwood and Gore intersection, 1903.**  
Source: Sanborn Map Company (Maps on file at the State Historical Society of Missouri)



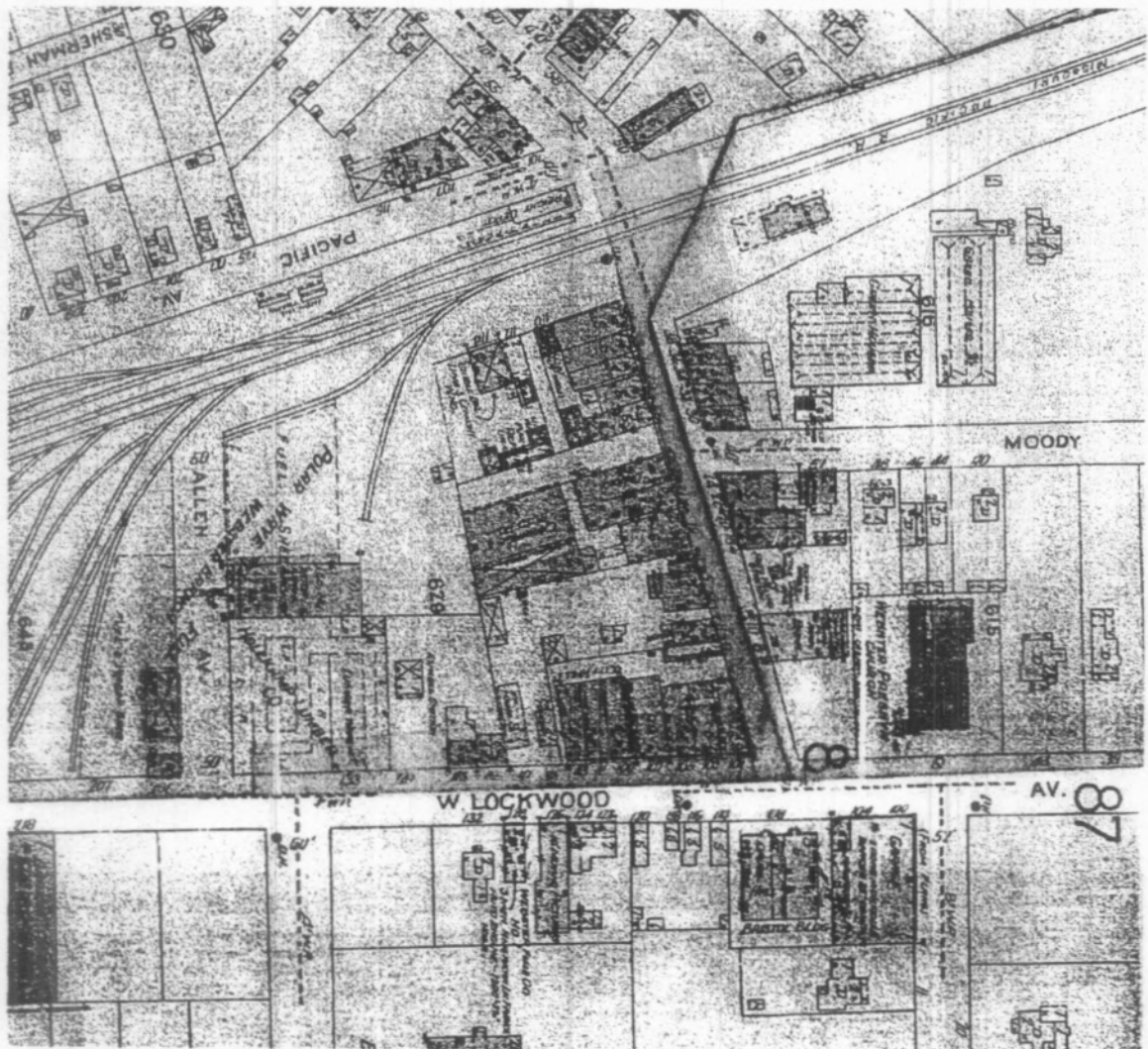
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**Figure Seven: Map of Webster Groves - detail of the Lockwood and Gore intersection, 1917.**  
Source: Sanborn Map Company (Maps on file at the State Historical Society of Missouri)



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increasing density of commercial buildings in the district. (Figures Six & Seven) In 1913, the city's growth resulted in its reclassification as a third class city.<sup>30</sup>

In 1923, the City of Webster Groves became the first community in St. Louis County to pass a zoning ordinance. This ordinance restricted future commercial development to areas already established as commercial. As a result of this ordinance, Webster Groves has densely developed commercial areas and extremely intact residential areas. During the 1920s, as lots grew scarce on North Gore, commercial buildings began to replace most of the original houses on Lockwood Avenue, which was designated commercial from Rock Hill Road to Maple Avenue. All but one of the buildings in the Old Webster Historic District, which was constructed between 1920 and 1930, were built on Lockwood Avenue. After 1930, commercial development in Webster Groves continued, but it occurred beyond the district boundaries along Lockwood and in other parts of Webster Groves that had been designated as commercial areas. Only two buildings were constructed in the Old Webster Historic District after 1930; both are modern intrusions built after 1954.

Architectural Significance

The Old Webster Historic District is architecturally significant as a cohesive grouping of intact historic buildings. The buildings in the district are predominately commercial and, as a group, they reflect the building types and architectural styles prevalent in the late nineteenth and early twentieth century. Furthermore, the district includes many of the most notable buildings in Webster Groves among which there are several, high-style, architect-designed buildings.

The majority of buildings in the Old Webster Historic District are related to the two-part commercial block, an architectural form which was nearly ubiquitous throughout the country in the mid-nineteenth to the early twentieth century. In his book, The Buildings of Main Street, Richard Longstreth describes the Two-Part Commercial Block as "the most common type of composition used for small and moderate sized commercial buildings throughout the country."<sup>31</sup>

Two-Part Commercial Blocks were designed to fit within the constraints of the urban downtowns developing in the mid-nineteenth century. As architectural historian, Richard Francaviglia notes: the "'footprint' [of the two-part commercial block] had to be long and narrow to fit commercial lots; it was modular, that is, had to be built with regard to the structures located on the adjacent narrow lots on either side of it. These buildings were often called "blocks" even though they might occupy only one lot on the block."<sup>32</sup> Intact two-part commercial buildings have a facade that is divided into two distinct sections - a lower more public section which was often used for retail businesses and a upper more private section often used for offices or residences. Two-part commercial buildings generally have full width storefronts with display windows and a

<sup>30</sup> Hemphill, p. 21.

<sup>31</sup> Longstreth, p. 24.

<sup>32</sup> Richard V. Francaviglia, Main Street Revisited. (Iowa City: University of Iowa Press, 1996), p. 26.

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recessed entrance on the first floor, regularly-spaced, double-hung windows on the second floor and some type of embellishment at or near the roofline. Sub-types, such as the One-Part Commercial Block or the Two-Part Vertical Block, tend to be fragments or extensions of the two-part commercial block form.

Twenty-one of the commercial buildings in the Old Webster Historic District can be described as One- or Two-Part Commercial buildings. Commercial buildings in the district constructed prior to 1905, such as the M. W. Warren Building, located at 16-22 North Gore Avenue, (Figure Eight) have Victorian detailing, while later buildings demonstrate the movement away from Victorian ornamentation.

**Figure Eight: M. W. Warren Building, date ca. 1900**

Source: Webster Groves Historical Society files.



In the late nineteenth century, architectural designs began to move away from the exuberant ornamentation typical of Victorian styles, towards a more "pure" approach. There was, however, a difference of opinion as to the definition of "pure." Many architects felt that purity of design should be achieved by way of the academically correct use of earlier forms, such as those promoted in the influential Columbian Exposition of 1893 in Chicago. Period styles are based on those philosophies. On the other hand, members of the modernist movements, such as the International, Craftsman and Prairie schools, felt that purity should be achieved by completely

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abandoning the use of applied ornamentation based on past styles and letting the structure of the building itself act in a decorative manner.<sup>33</sup>

Beaux Arts, Colonial Revival, Gothic Revival, and Mission Revival are all period styles represented in the district. The most notable of these period revival buildings is Gorlock Building, located at the corner of North Gore Avenue and West Lockwood Avenue. This building, which was designed by noted St. Louis architects, Klipstein and Rathman in 1911, has an elegant Beaux Arts facade and it is the focal point of the Old Webster Historic District. The Charles W. Ferguson House, constructed in 1888, is a very early example of period revival styling. It was listed on the National Register in 1984. In the National Register nomination, it is described as "the finest example of Colonial Revival architecture in Webster Groves."<sup>34</sup> An intact example of Gothic Revival styling is the Webster Groves Presbyterian Church, located at 45 West Lockwood Avenue. Constructed in 1891, with a large sanctuary addition in 1924, the building has rusticated stone walls, pointed arch windows and a square tower set to the side of the original sanctuary. It is an example of the substyle Picturesque Gothic Vernacular defined by Alan Gowans in his book Styles and Types of North American Architecture. He notes that

the great bulk of churches built between 1840 and 1900 in the country and small towns belong to it. It is the work of builders who have a vague idea that the effect their clients desire will be produced by something picturesque in outline, with pointed windows and a pinnacle or two or an asymmetrical turret.<sup>35</sup>

Mission Revival was the favored architectural detailing for commercial buildings built in the 1920s and early 1930s in the Old Webster Historic District. While these buildings feature "elements copied, adapted, or supposed to be derived from the California missions such as facades with prominently scalloped outlines and clearly recognizable parapets," they are still, in

<sup>33</sup> John Milnes Baker, American House Styles: A Concise Guide. (New York and London: W. W. Norton and Company, 1994), p. 117-119.

<sup>34</sup> Ann Morris, Charles W. Ferguson House National Register Nomination. (Copy on file with the State Historic Preservation Office, Jefferson City, Missouri).

<sup>35</sup> Alan Gowans, Styles and Types of North American Architecture: Social Function and Cultural Expression. (New York: Harper Collins Publishers, 1993), p. 153.

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form, One or Two-Part Commercial Blocks.<sup>36</sup> The Webster Company Buildings (1923) at 200 West Lockwood and 1-11 South Gray are the most intact examples of Mission Revival styling in the district.

The Old Webster Historic District contains a cohesive grouping of intact commercial buildings. The district looks and continues to function today much as it did during the period of significance.

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<sup>36</sup> Gowans, p. 236

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**SOURCES continued:**

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**10. Geographical Data**

**UTM References continued.**

<b>E. Zone</b>	<b>Easting</b>	<b>Northing</b>	<b>F. Zone</b>	<b>Easting</b>	<b>Northing</b>
15	730100	4274860	15	729770	4274890
<b>G. Zone</b>	<b>Easting</b>	<b>Northing</b>			
15	729770	4274930			

**Verbal Boundary Description:** The boundaries of the Old Webster Historic District are shown as a heavy black line on the accompanying map entitled "District Boundary Map." (Figure One, Section 7, page 2.)

**Boundary Justification:** The current district boundaries encompass the intact areas of commercial development in the original town of Webster Groves. The areas surrounding the district contain predominately residential buildings or new or greatly altered historic commercial buildings and were, therefore, excluded from the district.

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**Photographs**

The following information is the same for all photographs:

Negatives on file with      Becky L. Snider Consulting LLC  
507 South Garth Avenue  
Columbia, MO 65203  
August, 2003

**List of Photographs**

Camera Angles are indicated on the Photo Key Map

1. 5, 17, 23, 45 West Lockwood, facing northwest
2. 17 West Lockwood, facing north
3. 45 West Lockwood, facing north
4. 30,36, 40 West Lockwood, facing southwest
5. 46 West Lockwood, facing southeast
6. 100 West Lockwood, facing south
7. 100 block of West Lockwood, facing west
8. 101 West Lockwood, facing northwest
9. 120, 128, 130, 132, 144 West Lockwood, facing southwest
10. 216, 200, 144 West Lockwood, facing southeast
11. North Gore, looking south towards West Lockwood
12. 35, 29, 27, 25, 19, 17, 7 North Gore, facing southwest
13. 38, 34, 20, 16 North Gore, facing southeast

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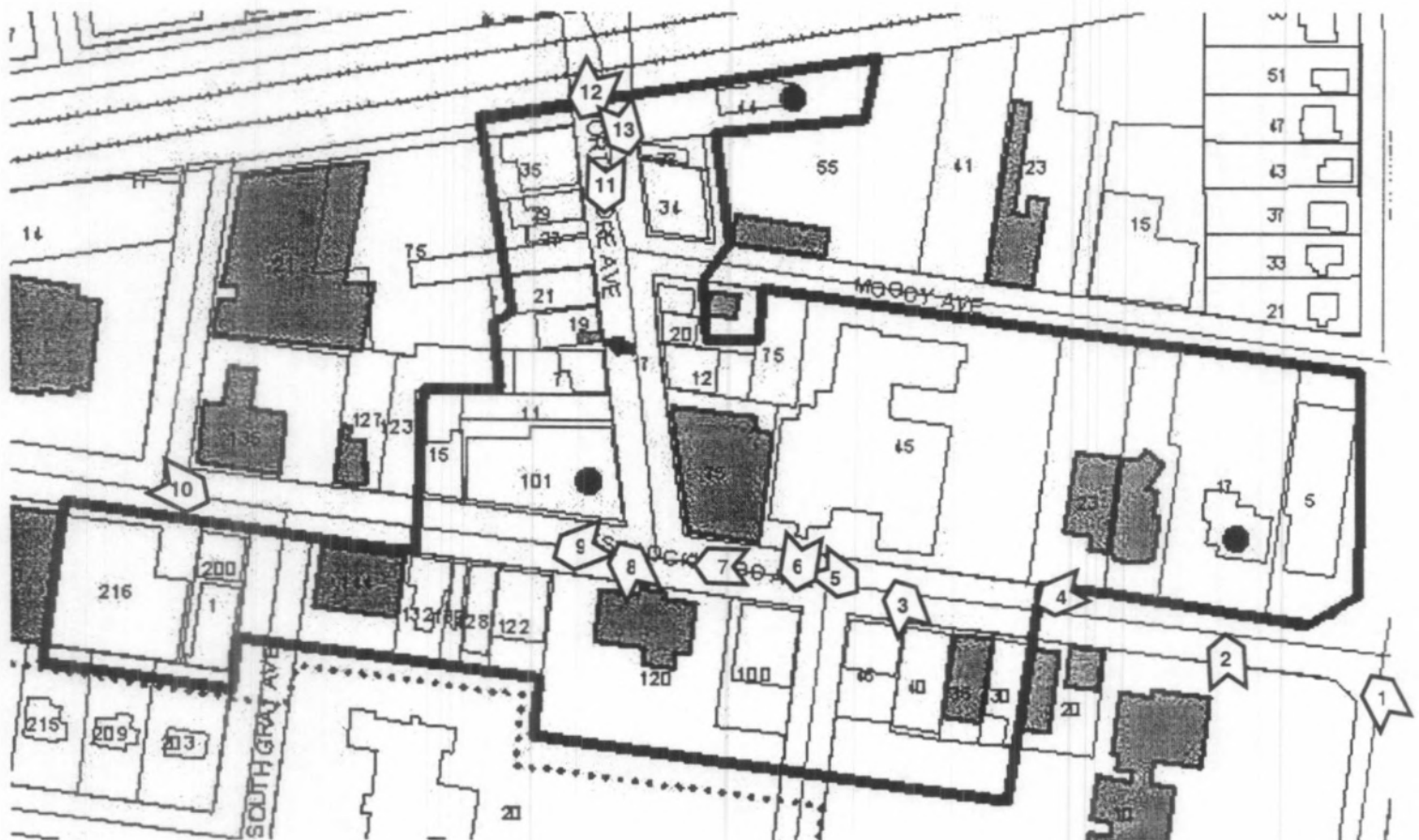
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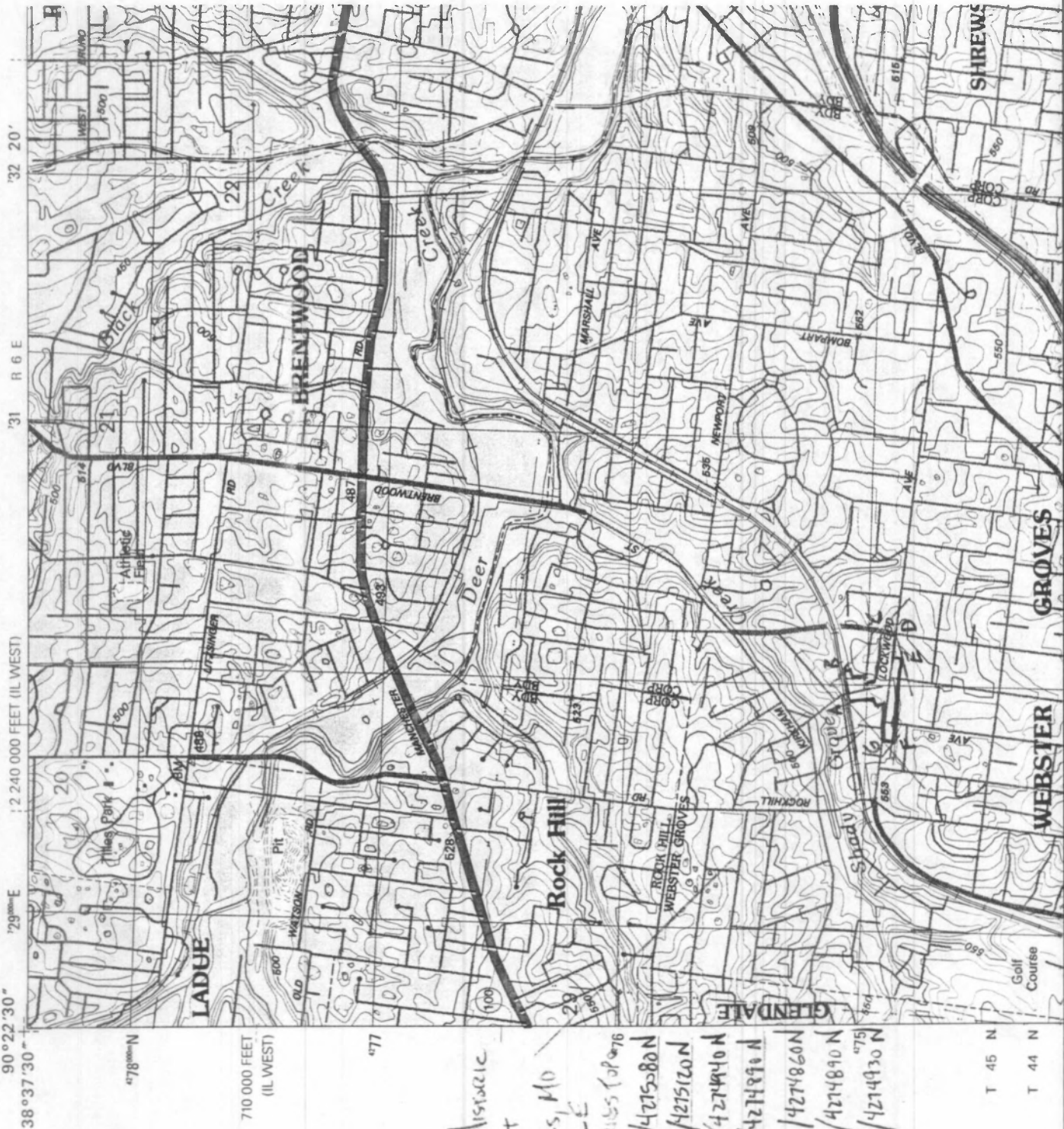
Figure Six. Photo Key Map.

Prepared by: Elliot Liebson, City of Webster Groves and Becky L. Snider, 2003





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U.S. GEOLOGICAL SURVEY



Old Webster Historic District

Webster Groves, MO

QUADRANGLE

1.5 MINUTE SERIES TOP 2076

A: 15 429930E/4275580N

B: 15 730040E/4275120N

C: 15 730240E/4274940N

D: 15 730220E/4274940N

E: 15 730100E/4274860N

F: 15 729770E/4274890N

G: 15 729770E/4274930N

T 45 N

T 44 N

